

122.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,099,600 / 1,099,600

ASSESSED:

1,099,600 / 1,099,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 21 | | SPRING VALLEY, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|--------------------------|
| Owner 1: | JARDINE ALICE A /TRUSTEE |
| Owner 2: | ALICE A JARDINE TRUST |
| Owner 3: | |

Street 1: 21 SPRING VALLEY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JARDINE ALICE A -

Owner 2: -

Street 1: 21 SPRING VALLEY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 12,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 2511 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 12600 | | Sq. Ft. | Site | | 0 | 90. | 0.63 | 10 | | | | | | | | | 718,196 | | | | | | 718,200 | |

| Legal Description | | | | | | User Acct |
|-------------------|--|--|--|--|--|-----------|
| | | | | | | 78864 |
| | | | | | | GIS Ref |
| | | | | | | GIS Ref |
| | | | | | | Insp Date |

| | |
|----------|------------------|
| 07/10/18 | Entered Lot Size |
| 07/10/18 | Total Land: |
| 07/10/18 | Land Unit Type: |

!9523!

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 78864 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| PRINT Date | Time |
| 12/10/20 | 23:59:17 |
| LAST REV Date | Time |
| 08/06/18 | 15:01:12 |
| apro | |
| 9523 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Parcel ID 122.0-0004-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 377,100 | 4300 | 12,600. | 718,200 | 1,099,600 | 1,099,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 286,700 | 4300 | 12,600. | 758,100 | 1,049,100 | 1,049,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 292,300 | 3400 | 12,600. | 558,600 | 854,300 | 854,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 292,300 | 3400 | 12,600. | 534,700 | 830,400 | 830,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 292,300 | 3400 | 12,600. | 494,800 | 790,500 | 790,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 276,200 | 3400 | 12,600. | 415,000 | 694,600 | 694,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 276,200 | 3400 | 12,600. | 405,400 | 685,000 | 685,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 276,200 | 3400 | 12,600. | 386,200 | 665,800 | 665,800 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-------------|------------|----|-----|-------|-------|
| JARDINE ALICE A | 66013-352 | | 9/1/2015 | Convenience | | 1 | No | No | |
| | 20743-448 | | 8/1/1990 | | 402,000 | No | No | G | |

PAT ACCT.

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|--------------|--------|-----|------------|----------|------------|-------------|
| 7/10/2018 | | Inspected | | | | | | CC Chris C |
| 5/25/2018 | | MEAS&NOTICE | | | | | | HS Hanne S |
| 2/17/2009 | | Measured | | | | | | 372 PATRIOT |
| 10/28/1999 | | Meas/Inspect | | | | | | 263 PATRIOT |
| 8/15/1992 | | | | | | | | KT |

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------|-------------------------|------------------------------------|-----------------|--------|-----|-------------------|------------|-------|------|----------------------|---------|-------|------------|--------------|--------------|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 15 - Old Style | | | | Full Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: 1 | % | | | OthrFix: 2 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Roof Struct: 3 - Gambrel | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| Color: BROWN | | | | A Kits: 1 | Rating: | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: 1 | Rating: | | | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1922 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | | | Total Units: | | | | | | | | | | | | | | | | | | | |
| Jurisdct: | | | | Floor: | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 18. % | | | Exterior: | | | | | No Unit | RMS | BRS | FL | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | | Interior: | | | | | 1 | 8 | 3 | | | | | | | | |
| Sec Int Wall: 1 | % | | | Economic: | | % | | Additions: | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: | | | | | | | | | | | | | | | |
| Prim Floors: 4 - Carpet | | | | Override: | | % | | Baths: | | | | | | | | | | | | | | | |
| Sec Floors: 1 | % | | | Total: | 18.6 % | | | Plumbing: | | | | | | | | | | | | | | | |
| Bsmnt Flr: 14 - Asphalt Tile | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 130.00 | | | | Heating: | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.11521924 | | | | General: | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.99970204 | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 144.935 | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 81500 | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | | | | Adj Total: 463255 | | | | | | | | | | | | | | | | | | | |
| % Com Wall: | | | | Depreciation: 86165 | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 377090 | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 122.0-0004-0009.0 | | | | | | | | | | | | IMAGE | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | |
| 3 | Garage | D | Y | 1 | 12X18 | A | AV | 1922 | 26.57 | T | 40 | 101 | | | 3,400 | | 3,400 | | | | | | |
| 19 | Patio | D | Y | 1 | 16X34 | A | AV | 1922 | 2.94 | T | 40.8 | 101 | | | 900 | | 900 | | | | | | |
| | | | | | | | | | | | | | | | | | | | | AssessPro Patriot Properties, Inc | | | |
| More: N | Total Yard Items: | 4,300 | Total Special Features: | | | | | | | | | | | | | Total: | 4,300 | | | | | | |